

**KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries**

**Consolidated Financial Statements with
Independent Auditors' Review Report**

From January 1 to March 31, 2021 and 2020

Address: 2F., No. 131, Sec. 3, Heping E. Rd., Taipei City , Taiwan (R.O.C.)

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The reader is advised that these consolidated financial statements have been prepared originally in Chinese. In the event of a conflict between these financial statements and the original Chinese version or difference in interpretation between the two versions, the Chinese language financial statements shall prevail.

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Independent Auditors' Review Report

To the Board of Directors of Kindom Development Co., Ltd.:

Introduction

We have audited the consolidated balance sheets of Kindom Development Co., Ltd. as of March 31, 2021, and 2020, the consolidated statements of comprehensive income, changes in equity, and cash flows for the three-month periods from January 1 to March 31, 2021 and 2020 as well as notes to the consolidated financial statements (including a summary of significant accounting policies) for the period then ended. It is the management's responsibility to prepare a set of fairly presented consolidated financial statements in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers" and IAS 34 Interim Financial Reporting as endorsed, issued, and effected by the Financial Supervisory Commission (FSC). Our responsibility is to provide a conclusion on the consolidated financial statements based on our reviews.

Scope

We conducted our reviews in accordance with the Statement of Auditing Standards No. 65, "Review of Financial Information Performed by the Independent Auditor of the Entity" in the Republic of China. A review of the consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. Since a review is substantially less in scope than an audit, we might not be fully aware of all material matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our reviews, nothing has come to our attention that caused us to believe that the accompanying consolidated financial statements do not present fairly, in all material aspects of the consolidated financial position of the company as of March 31, 2021 and 2020 and its consolidated financial performance and its consolidated cash flows for the three-month periods then ended in accordance with the "Regulations Governing the Preparation of Financial Reports by Public Banks," "Regulations Governing the Preparation of Financial Reports by Securities Issuers," and "IAS 34 - Interim Financial Reporting" approved and issued by the FSC.

KPMG

Taipei, Taiwan

Republic of China

May 6, 2021

Notices to Readers

The accompanying consolidated financial statements are intended only to present the consolidated financial position, financial performance and cash flows in accordance with accounting principles and practices generally accepted in the Republic of China and not those of any other jurisdictions.

The standards, procedures and practices to audit such consolidated financial statements are those generally applied in the Republic of China.

For the convenience of readers, the independent auditors' review report and the accompanying consolidated financial statements have been translated into English from the original Chinese

version prepared and used in Republic of China. If there is any conflict between the English version and the original Chinese version or any difference in the interpretation of the two versions, the Chinese language independent auditors' report and consolidated financial statements shall prevail.

As of March 31, 2021 and 2020 - only reviewed, not audited in accordance with the laws and regulations and generally accepted audit principles.
KINDOM DEVELOPMENT CO., LTD. and Subsidiaries

Consolidated Balance Sheets

March 31, 2021, December 31, 2020 and March 31, 2020

Expressed in thousands of New Taiwan Dollars

Assets		2021.3.31		2020.12.31		2020.3.31		Liabilities and equity		2021.3.31		2020.12.31		2020.3.31	
		Amount	%	Amount	%	Amount	%			Amount	%	Amount	%	Amount	%
Current assets:								Current liabilities:							
1100	Cash and cash equivalents (Notes 6(1) & (24))	\$ 15,029,502	26	11,510,749	20	6,692,986	12	2100	Short-term borrowings (Notes 6(12) & (24))	\$ 14,544,250	25	15,101,351	26	19,505,211	34
1110	Financial assets at fair value through profit or loss - current (Notes 6(2) & (24))	81,982	-	67,661	-	55,017	-	2110	Short-term notes and bills payable (Notes 6(12) & (24))	-	-	-	-	200,000	-
								2130	Contract liabilities - current (Note 6(21))	7,883,974	13	5,585,647	10	6,935,620	12
1140	Contract assets - current (Note 6(21))	2,129,841	4	1,671,567	3	1,817,257	3	2150	Notes payable (Note 6(24))	294,328	-	389,871	1	404,089	1
1150	Notes receivable, net (Notes 6(4) & (24))	1,809	-	858	-	3,345	-	2170	Accounts payable (Note 6(24))	5,029,858	9	5,206,700	9	4,531,428	8
1170	Accounts receivable, net (Notes 6(4), (21) and (24))	698,634	1	2,225,979	4	785,964	1	2200	Other payables (Note 6(24))	738,302	1	1,115,831	2	564,888	1
1220	Current tax assets	34,222	-	34,199	-	33,325	-	2230	Current tax liabilities	746,381	1	665,104	2	138,585	-
1300	Inventories - trading (Note 6(5))	13,163	-	9,739	-	20,968	-	2250	Provisions - current (Note 6(15))	149,141	-	150,363	-	101,903	-
1320	Inventories - construction (Notes 6(5) & 8)	27,295,983	46	28,294,015	50	32,553,583	57	2251	Provisions for employee benefit - current (Note 6(17))	18,568	-	22,278	-	20,013	-
1410	Prepayments	133,123	-	155,232	-	321,052	1	2280	Lease liabilities - current (Notes 6(14) & (24))	204,056	-	159,420	-	128,446	-
1476	Other financial assets - current (Notes 6(11), (21), (24) and 8)	2,626,681	5	2,262,304	4	4,440,585	8	2320	Current portion of long-term debt due within one year or one operating period (Note 6(24))	16,336	-	16,336	-	16,336	-
1479	Other current assets - others	85,568	-	61,485	-	41,245	-	2321	Current portion of convertible corporate bonds due within one year or one operating period (Notes 6(13) & (24))	1,500,000	3	1,500,000	3	-	-
1480	Incremental costs of obtaining a contract - current (Note 6(11))	119,459	-	121,038	-	155,186	-	2322	Current portion of long-term borrowings due within one year or one operating period (Notes 6(12) & (24))	293,680	-	217,760	-	-	-
		<u>48,249,967</u>	<u>82</u>	<u>46,414,826</u>	<u>81</u>	<u>46,920,513</u>	<u>82</u>	2399	Other current liabilities - others	71,522	-	52,644	-	89,313	-
										<u>31,490,396</u>	<u>52</u>	<u>30,183,305</u>	<u>53</u>	<u>32,635,832</u>	<u>56</u>
Non-current assets:								Non-current liabilities:							
1517	Financial assets at fair value through other comprehensive income - non-current (Notes 6(3) & (24))	10,519	-	8,731	-	7,545	-	2530	Bonds payable (Notes 6(13) & (24))	4,000,000	7	4,000,000	7	4,500,000	8
1550	Investments accounted for using equity method	20,515	-	20,507	-	20,226	-	2540	Long-term borrowings (Notes 6(12) & (24))	2,081,320	4	2,157,240	4	2,375,000	4
1600	Property, plant and equipment (Notes 6(7) & 8)	6,560,902	11	6,586,166	12	6,681,085	12	2580	Lease liabilities - non-current (Notes 6(14) & (24))	3,416,007	6	3,521,533	6	2,675,873	6
1755	Right-of-use assets (Note 6(8))	3,498,187	6	3,548,998	6	2,754,989	5	2640	Defined benefit liabilities, net - non-current	5,979	-	5,979	-	6,681	-
1760	Investment property (Notes 6(9) & 8)	505,047	1	506,175	1	509,559	1	2645	Guarantee deposits (Note 6(24))	88,486	-	94,419	-	94,642	-
1780	Intangible assets (Note 6(10))	46,941	-	49,236	-	40,579	-	2670	Other non-current liabilities - others	40,840	-	49,008	-	57,175	-
1840	Deferred tax assets	53,731	-	54,512	-	51,362	-			<u>9,632,632</u>	<u>17</u>	<u>9,828,179</u>	<u>17</u>	<u>9,709,371</u>	<u>18</u>
1915	Prepayments for equipment	3,157	-	2,101	-	5,971	-		Total liabilities	<u>41,123,028</u>	<u>69</u>	<u>40,011,484</u>	<u>70</u>	<u>42,345,203</u>	<u>74</u>
1975	Defined benefit assets, net - non-current	3,350	-	3,400	-	1,308	-		Equity attributable to owners of the parent company (Note 6(19)):						
1980	Other financial assets - non-current (Notes 6(24) & 8)	131,202	-	132,280	-	82,568	-	3100	Share capital	5,037,910	9	5,037,910	9	5,037,910	9
1995	Other non-current assets - others	50,124	-	50,109	-	50,081	-	3200	Capital reserve	1,396,097	2	1,396,097	2	1,379,895	2
		<u>10,883,675</u>	<u>18</u>	<u>10,962,215</u>	<u>19</u>	<u>10,205,273</u>	<u>18</u>	3300	Retained earnings	9,438,742	16	8,902,937	15	6,609,255	12
								3400	Other equity	(26,954)	-	(27,847)	-	(26,916)	-
								3500	Treasury stock	(71,196)	-	(71,196)	-	(71,196)	-
									Total equity attributable to owners of the parent company	15,774,599	27	15,237,901	26	12,928,948	23
									Non-controlling interests (Note 6(6))	2,236,015	4	2,127,656	4	1,851,635	3
									Total equity	<u>18,010,614</u>	<u>31</u>	<u>17,365,557</u>	<u>30</u>	<u>14,780,583</u>	<u>26</u>
									Total liabilities and equity	<u>\$ 59,133,642</u>	<u>100</u>	<u>\$ 57,377,041</u>	<u>100</u>	<u>\$ 57,125,786</u>	<u>100</u>

(Please see the Notes to the Consolidated Financial Statements)

**Reviewed, not audited in accordance with the laws and regulations and generally
accepted audit principles.**

KINDOM DEVELOPMENT CO., LTD. and Subsidiaries

Consolidated Statements of Comprehensive Income

January 1 to March 31, 2021 and 2020

Expressed in thousands of New Taiwan Dollars

		Jan. - Mar. 2021		Jan. - Mar. 2020	
		Amount	%	Amount	%
4000	Operating revenue (Note 6(21))	\$ 4,920,665	100	3,897,274	100
5000	Operating costs (Note 6(5))	<u>3,643,501</u>	74	<u>2,892,721</u>	74
	Gross profit	<u>1,277,164</u>	26	<u>1,004,553</u>	26
	Operating expenses:				
6100	Selling and marketing expenses	29,465	1	78,112	2
6200	General and administrative expenses	<u>385,477</u>	8	<u>363,352</u>	9
		<u>414,942</u>	9	<u>441,464</u>	11
	Net operating profit	<u>862,222</u>	17	<u>563,089</u>	15
	Non-operating income and expenses:				
7100	Interest income (Note 6(23))	4,196	-	4,470	-
7020	Other gains and losses (Note 6(23))	17,918	-	(10,495)	-
7050	Finance costs (Note 6(23))	(82,114)	(1)	(95,314)	(3)
7060	Share of profit and loss of associates and joint ventures accounted for using the equity method	<u>8</u>	-	<u>(280)</u>	-
		<u>(59,992)</u>	(1)	<u>(101,619)</u>	(3)
	Profit before tax from continuing operating department	802,230	16	461,470	12
7950	Less: Income tax expense (Note 6(18))	<u>158,723</u>	3	<u>92,569</u>	2
	Net income	<u>643,507</u>	13	<u>368,901</u>	10
8300	Other comprehensive income:				
8310	Items that will not be reclassified subsequently to profit or loss:				
8316	Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	1,788	-	(1,034)	-
8360	Items that may be reclassified subsequently to profit or loss:				
8361	Exchange differences on translation of financial statements of foreign operations	<u>(261)</u>	-	<u>(257)</u>	-
8300	Other comprehensive income (loss)(net of taxes)	<u>1,527</u>	-	<u>(1,291)</u>	-
	Total comprehensive income for the year	<u>\$ 645,034</u>	<u>13</u>	<u>367,610</u>	<u>10</u>
	Net income attributable to:				
8610	Owners of the parent company	\$ 535,805	11	302,534	8
8620	Non-controlling interests	<u>107,702</u>	2	<u>66,367</u>	2
		<u>\$ 643,507</u>	<u>13</u>	<u>368,901</u>	<u>10</u>
	Total comprehensive income attributable to:				
8710	Owners of the parent company	\$ 536,698	11	301,422	8
8720	Non-controlling interests	<u>108,336</u>	2	<u>66,188</u>	2
		<u>\$ 645,034</u>	<u>13</u>	<u>367,610</u>	<u>10</u>
9750	Basic earnings per share (in NT\$) (Note 6(20))	<u>\$ 1.09</u>		<u>0.61</u>	
9850	Diluted earnings per share (in NT\$) (Note 6(20))	<u>\$ 1.09</u>		<u>0.61</u>	

(Please see the Notes to the Consolidated Financial Statements)

Reviewed, not audited in accordance with the laws and regulations and generally accepted audit principles.

KINDOM DEVELOPMENT CO., LTD. and Subsidiaries

Consolidated Statements of Changes in Equity

January 1 to March 31, 2021 and 2020

Expressed in thousands of New Taiwan Dollars

Equity attributable to owners of the parent company

	Equity attributable to owners of the parent company					Other equity					Total equity attributable to owners of the parent company	Non-controlling interests	Total equity
	Share capital	Retained earnings				Total	Exchange differences on translation of financial statements of foreign operations	Unrealized gain (loss) from financial assets measured at fair value through other comprehensive income	Treasury stock				
Share capital of common stocks	Capital reserve	Legal reserve	Special reserve	Unappropriated earnings									
Balance as of January 1, 2020	\$ 5,037,91	1,379,873	1,688,423	25,546	4,592,752	6,306,721	(26,264)	460	(71,196)	12,627,504	1,785,405	14,412,909	
Net income	-	-	-	-	302,534	302,534	-	-	-	302,534	66,367	368,901	
Other comprehensive income for the period	-	-	-	-	-	-	(216)	(896)	-	(1,112)	(179)	(1,291)	
Total comprehensive income for the period	-	-	-	-	302,534	302,534	(216)	(896)	-	301,422	66,188	367,610	
Unclaimed dividends after effective period	-	22	-	-	-	-	-	-	-	22	42	64	
Balance as of March 31, 2020	\$ 5,037,91	1,379,895	1,688,423	25,546	4,895,286	6,609,255	(26,480)	(436)	(71,196)	12,928,948	1,851,635	14,780,583	
Balance as of January 1, 2021	\$ 5,037,91	1,396,097	1,816,778	25,804	7,060,355	8,902,937	(28,521)	674	(71,196)	15,237,901	2,127,656	17,365,557	
Net income	-	-	-	-	535,805	535,805	-	-	-	535,805	107,702	643,507	
Other comprehensive income for the period	-	-	-	-	-	-	(219)	1,112	-	893	634	1,527	
Total comprehensive income for the period	-	-	-	-	535,805	535,805	(219)	1,112	-	536,698	108,336	645,034	
Changes in non-controlling interests	-	-	-	-	-	-	-	-	-	-	23	23	
Balance as of March 31, 2021	\$ 5,037,91	1,396,097	1,816,778	25,804	7,596,160	9,438,742	(28,740)	1,786	(71,196)	15,774,599	2,236,015	18,010,614	

(Please see the Notes to the Consolidated Financial Statements)

**Reviewed, not audited in accordance with the laws and regulations and generally
accepted audit principles.**

KINDOM DEVELOPMENT CO., LTD. and Subsidiaries

Consolidated Statements of Cash Flows

January 1 to March 31, 2021 and 2020

Expressed in thousands of New Taiwan Dollars

	Jan. - Mar. 2021	Jan. - Mar. 2020
Cash flows from operating activities:		
Income before income tax	\$ 802,230	461,470
Adjustments:		
Adjustments to reconcile profit (loss)		
Depreciation	105,340	88,127
Amortization	2,392	2,646
Net loss (gain) on financial assets and liabilities measured at fair value through profit or loss	(14,321)	18,562
Interest expense	82,114	95,314
Interest income	(4,196)	(4,470)
Share of (gains) loss of associates and joint ventures accounted for using equity method	(8)	280
Gains on disposal of property, plant and equipment	(28)	-
Total adjustments to reconcile profit (loss)	171,293	200,459
Changes in operating assets and liabilities:		
Changes in operating assets:		
Decrease in financial instruments measured at fair value through profit or loss	-	23,984
Increase in contract assets	(458,274)	(467,464)
Increase in notes receivable	(951)	(144)
Decrease in accounts receivable	1,527,345	626,604
Decrease (increase) in inventories	1,028,815	(103,346)
Decrease (increase) in prepayments	22,109	(20,511)
Increase in other current assets	(23,219)	(686)
Increase in other financial assets - current	(364,804)	(935,691)
Decrease (increase) in incremental costs of obtaining a contract	1,579	(10,661)
Decrease in net defined benefit assets, non-current	50	53
Increase in other non-current assets	(15)	(10)
Total changes in operating assets	1,732,635	(887,872)
Total changes in operating liabilities:		
Increase in contract liabilities	2,298,327	748,282
Increase (decrease) in notes payable	(95,543)	6,151
Decrease in accounts payable	(176,842)	(339,743)
Decrease in other payables	(372,808)	(186,964)
Decrease in employee benefit liabilities - current	(3,710)	(1,520)
Decrease in provisions - current	(1,222)	(579)
Increase (decrease) in other current liabilities	18,878	(81,781)
Decrease in other non-current liabilities	(8,168)	(8,169)
Total changes in operating liabilities	1,658,912	135,677
Total changes in operating assets and liabilities	3,391,547	(752,195)
Total adjustments	3,562,840	(551,736)
Cash flows generated from (used in) operations	4,365,070	(90,266)
Income taxes paid	(77,552)	(22,459)
Net cash flows generated from (used in) operating activities	4,287,518	(112,725)

**Reviewed, not audited in accordance with the laws and regulations and generally
accepted audit principles.**

KINDOM DEVELOPMENT CO., LTD. and Subsidiaries

Consolidated Statements of Cash Flows (continued)

January 1 to March 31, 2021 and 2020

Expressed in thousands of New Taiwan Dollars

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Cash flows from investing activities:		
Acquisition of property, plant and equipment	(32,775)	(24,752)
Disposal of property, plant and equipment	76	-
Acquisition of intangible assets	(97)	(112)
Increase in other financial assets - non-current	1,078	(9,600)
Decrease (increase) in prepayments for equipment	(1,056)	3,672
Interests received	4,623	4,895
Net cash flows used in investing activities	<u>(28,151)</u>	<u>(25,897)</u>
Cash flows from financing activities:		
Increase in short-term loans	513,000	2,092,564
Decrease in short-term loans	(1,070,101)	(1,502,727)
Increase in short-term notes and bills payable	130,000	280,000
Decrease in short-term notes and bills payable	(130,000)	(80,000)
Issuance of long-term debt	-	2,330,000
Repayments of long-term debt	-	(2,334,900)
Increase (decrease) in guarantee deposits	(5,933)	3,888
Repayments of lease principal	(62,782)	(46,560)
Interests paid	(114,560)	(139,785)
Changes in non-controlling interests	23	-
Net cash flows inflow (outflow) from financing activities	<u>(740,353)</u>	<u>602,480</u>
Effects of exchange rate changes on the balance of cash and cash equivalents	<u>(261)</u>	<u>(257)</u>
Net increase in cash and cash equivalents	3,518,753	463,601
Cash and cash equivalents at beginning of the period	11,510,749	6,229,385
Cash and cash equivalents at end of the period	<u>\$ 15,029,502</u>	<u>6,692,986</u>

(Please see the Notes to the Consolidated Financial Statements)

Reviewed, not audited in accordance with the laws and regulations and generally accepted audit principles.

KINDOM DEVELOPMENT CO., LTD. and Subsidiaries
Notes to the Consolidated Financial Statements
From January 1 to March 31, 2021 and 2020
(In Thousands of New Taiwan Dollars, unless otherwise specified)

1. Company History

Kindom Development Co., Ltd. (hereinafter referred to as "the company") was incorporated on November 1979, located at 2F., No. 131, Sec. 3, Heping E. Rd., Da'an Dist., Taipei City, Taiwan. The company and its subsidiaries (hereinafter referred to as "the group") primarily engages in the development of residential properties, the leases or sales of commercial buildings, comprehensive constructions, department stores, supermarkets, and international trading.

2. Approval Date and Procedures of the Financial Statements

The consolidated financial statements were approved and issued on May 6, 2021 by the Board of Directors.

3. Application of New, Amended, and Revised Standards and Interpretations

- (1) Impact of adoption of new, revised or amended standards and interpretations endorsed by the Financial Supervisory Commission, R.O.C.

The group has adopted the newly revised IFRSs specified above since January 1, 2021, and assessed that the adoption will not have a material impact on the consolidated financial statements.

- Amendments to IFRS 4 "Deferral of Effective Date of IFRS 9"
- Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4, and IFRS 16 "Interest Rate Benchmark Reform - Phase 2"

- (2) Impact of IFRSs endorsed by the FSC but yet to come into effect

The group has assessed that the application of the above newly endorsed IFRSs, effective on April 1, 2021, will not result in a material impact on the consolidated financial statements.

- Amendments to IFRS 16 "COVID-19-Related Rent Concessions after June 30, 2021"

- (3) Impact of IFRSs issued by the IASB but yet to be endorsed by the FSC

The table below lists the impact of IFRSs issued by the IASB but yet to be endorsed by the FSC:

New, revised or amended standards and interpretations	Main amendments	Effective date released by the IASB
Amendments to IAS 1 "Classify Liabilities as Current or Non-current"	The amendments are to promote consistency in applying the standards by helping companies determine whether debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current in the balance sheet. The amendments also clarify the classification requirements for debts that may be repaid through convert into equity.	January 1, 2023

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

and Subsidiaries (continued)

Amendments to IAS 37 "Onerous Contracts - Cost of Fulfilling a Contract"	The amendments stated that the cost of fulfilling a contract comprises the costs that relate directly to the contract. The costs include: <ul style="list-style-type: none"> · Incremental costs (for example, direct labor and materials); and · An allocation of other costs that relate directly to fulfilling the contracts - e.g. the allocation of depreciation expense of property, plant, and equipment used in fulfilling the contract. 	January 1, 2022
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The group is in the process of evaluating the impact on the consolidated financial position and performance of the adoption of the standards and interpretations mentioned above, and the group will disclose relevant impacts when the evaluation is completed.

The group anticipates that the application of the following other newly published and amended but recognized IFRSs will not have a material impact on the consolidated financial statements.

- Amendment to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"
- IFRS 17 "Insurance Contracts" and Amendments to IFRS 17
- Amendments to IAS 16 "Property, Plant and Equipment - Proceeds before Intended Use"
- Annual Improvements to IFRSs 2018-2020 Cycle-
- Amendments to IFRS 3, "Reference to the Conceptual Framework"
- Amendments to IAS 1 "Disclosure of Accounting Policies"
- Amendments to IAS 8 "Definition of Accounting Estimates"

4. Summary of Significant Accounting Policies

(1) Compliance statement

The consolidated financial statements are prepared in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers" (hereinafter "the Regulations") and the IAS 34 - Interim Financial Reporting approved and issued by the FSC. The consolidated financial statements do not contain all necessary information that should be disclosed in the annual consolidated financial statements in accordance with the International Financial Reporting Standards, International Accounting Standard, and the explanations and interpretations endorsed by the FSC (hereinafter referred to as the "IFRSs endorsed by the FSC").

Apart from the matters described in the following paragraphs, the major accounting policies adopted by the consolidated financial statements are the same as those adopted by the 2020 consolidated financial statements. For related information, please refer to Note 4 to the 2020 consolidated financial statements.

(2) Basis of consolidation

1. Subsidiaries included in the consolidated financial statements:

Name of investor	Subsidiary name	Main business and products	Percentage of ownership			Explanation
			2021.3.31	2020.12.31	2020.3.31	
The company	Kedge Construction Co., Ltd. (Kedge Construction)	The comprehensive construction industry, etc.	34.18%	34.18%	34.18%	The company has more than half of the company's director seats.
"	Global Mall Co., Ltd. (Global Mall)	Supermarkets, department stores, international trading, wholesales of medical equipment, and retails	84.02%	84.02%	84.02%	The subsidiary in which the company's voting share exceeds more than 50% of the subsidiary's issued shares.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

Name of investor	Subsidiary name	Main business and products	Percentage of ownership			Explanation
			2021.3.31	2020.12.31	2020.3.31	
Joint venture of the company and Global Mall	Guan Cheng Co., Ltd. (GLOBAL MALL BANQIAO STORE) (Guan Cheng)	Department stores, supermarkets, and non-store retailing	100.00%	100.00%	100.00%	The subsidiary in which the group's voting share exceeds more than 50% of the subsidiary's issued shares.
Kedge Construction	Jiequn Investment Co., Ltd. (Jiequn Investment)	Investment	99.98%	99.98%	99.98%	The subsidiary in which Kedge Construction's voting share exceeds more than 50% of the subsidiary's issued shares.
"	Guanqing Electromechanical Co., Ltd. (Guanqing Electromechanical)	Installation and engineering of electrical and fire safety equipment	99.96%	99.96%	99.96%	The subsidiary in which Kedge Construction's voting share exceeds more than 50% of the subsidiary's issued shares.
Jointly held by Guanqing Electromechanical and Jiequn Investment	Dingtian Co., Ltd. (Dingtian)	The comprehensive construction industry, etc.	100.00%	100.00%	100.00%	The subsidiary in which the group's voting share exceeds more than 50% of the subsidiary's issued shares.
Global Mall	KGM International Investment Co., Ltd. (KGM)	Investment and operation of shopping mall in mainland China, including master planning, supporting engineering consulting, and leasing planning and consulting	100.00%	100.00%	100.00%	The subsidiary in which Global Mall's voting share exceeds more than 50% of the subsidiary's issued shares.
"	Guan Hua Co., Ltd. (GLOBAL MALL NANGANG STORE) (Guan Hua)	Department stores, supermarkets, and non-store retailing	100.00%	100.00%	100.00%	The subsidiary in which Global Mall's voting share exceeds more than 50% of the subsidiary's issued shares.
KGM	Global Mall (Tianjin) Co., Ltd. (Note)	Business management (including rentals of commercial facilities) in wholesales, retails, and import/export of household items and appliances, sports goods, office supplies, watches, glasses, textiles, etc.; property management; business consulting; corporate marketing planning; conference services; exhibition services; parking lot operation and management.	100.00%	100.00%	100.00%	The subsidiary in which KGM's voting share exceeds more than 50% of the subsidiary's issued shares.
Joint venture of Global Mall and Guan Cheng	Guan You Co., Ltd. (GLOBAL MALL ZUOYING STORE) (Guan You)	Department stores, supermarkets, and non-store retailing	100.00%	100.00%	100.00%	The subsidiary in which the group's voting share exceeds more than 50% of the subsidiary's issued shares.

Note: Global Mall (Tianjin) Co., Ltd. ("Global Mall Tianjin") is a subsidiary of KGM, investments accounted for using the equity method. On May 31, 2019, KGM Tianjin signed with Tianjin Chongbei Property Management Co, Ltd. (lessor) an agreement in which the lease was terminated on the aforesaid agreement date. The lease was to be closed by July 2019. Please refer to Note 9(1) 7. for more details of the related disclosure.

2. Subsidiaries not absorbed into the consolidated financial statements: None.

(3) Income tax

The group measures and discloses the interim income tax expenses in accordance with Paragraph B12 of IAS 34 - Interim Financial Reporting.

Income tax expense is the best estimate of the amount that net profit before tax for the period multiplies by the management's best estimate of the annual effective tax rate. The income tax expense is fully recognized as current period tax expenses.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

(4) Employee benefits

The pension of the defined benefit plan for the interim period is calculated based on the actuarial cost ratio determined by the actuarial calculation at the end of the previous fiscal year. Calculation term is from the beginning of the period to the end of the period, and adjustments will be made for post-period major market fluctuations, curtailment, settlement, or other significant one-time matters.

5. Significant Accounting Judgments and Major Sources of Estimation and Assumption Uncertainty

The preparation of the consolidated financial statements in conformity with IAS 34 - Interim Financial Reporting endorsed by the FSC requires management to make judgments, estimates, and assumptions that affect the application of the accounting policies and the reported amount of assets, liabilities, income, and expenses. Actual results may differ from these estimates.

In preparing the consolidated financial statements, the significant judgments made by management when adopting the accounting policies of the group and the major sources of uncertainty over estimation are consistent with Note 5 to the 2020 consolidated financial statements.

6. Description of Significant Accounting Items

Apart from the matters described in the following paragraphs, the descriptions of significant accounting items in the consolidated financial statements bear no significant difference from those adopted by the 2020 consolidated financial statements. For related information, please refer to Note 6 to the 2020 consolidated financial statements.

(1) Cash and cash equivalents

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Cash and petty cash	\$ 13,272	13,273	13,212
Bank deposits			
Check deposits	3,714,030	2,640,956	1,439,766
Demand deposits	1,471,931	1,717,111	1,199,300
Time deposits	-	1,548	440
Cash equivalents	9,830,269	7,137,861	4,040,268
	<u>\$ 15,029,502</u>	<u>11,510,749</u>	<u>6,692,986</u>

The maturity dates of the aforementioned cash equivalents are in the periods, Apr. - Jun. 2021, Jan. - Mar. 2021, and Apr. - Jun. 2020, and the interest rate collars are 0.19%~0.25%, 0.24%~0.28%, and 0.43%~0.54%, respectively.

For the disclosed information on the interest rate risk and sensitivity analysis of the financial assets and liabilities of the group, please refer to Note 6(24).

(2) Financial assets at fair value through profit or loss

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Financial assets mandatorily measured at fair value through profit or loss:			
TWSE (or TPEX) listed company shares	<u>\$ 81,982</u>	<u>67,661</u>	<u>55,017</u>

1. For the gains or losses on remeasurement at fair value, please refer to Note 6(23).
2. As of March 31, 2021, December 31, 2020, and March 31, 2020, none of the financial

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

and Subsidiaries (continued)

assets of the group has been pledged as collateral.

(3) Financial assets at fair value through other comprehensive income

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Equity instrument measured at fair value through other comprehensive income:			
Domestic Non-TWSE (nor TPEX) listed company shares	\$ <u>10,519</u>	<u>8,731</u>	<u>7,545</u>

1. Equity instrument investments measured at fair value through other comprehensive income

The equity instrument investment held by the group is a long-term strategic investment and not held for trading purposes, so it has been designated to be measured at fair value through other comprehensive income.

The group did not dispose strategic investment in the period from January 1 to March 31, 2021 and 2020. The accumulated gains and losses in that period have not been transferred within the equity.

2. For credit risk (including impairment of debt instrument investment) and market risk information, please refer to Note 6(24).

3. None of the aforementioned financial assets has been pledged as collateral.

(4) Notes and accounts receivable

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Notes receivable	\$ 1,809	858	3,345
Accounts receivable	698,634	2,225,979	785,964
Less: Allowance for losses	-	-	-
	<u>\$ 700,443</u>	<u>2,226,837</u>	<u>789,309</u>

The group applies the simplified approach on the estimation of expected credit losses, that is, a loss allowance is recognized based on lifetime of expected credit losses. To measure the expected credit losses, notes and accounts receivable were grouped based on shared characteristics of credit risk on remaining payments before due date, and forward looking information was included as well. The analysis on the expected credit loss of notes receivable and accounts receivable of the group is as follows:

	<u>2021.3.31</u>		
	<u>Book value of notes and accounts receivable</u>	<u>Weighted average expected credit loss rate</u>	<u>Allowance for lifetime expected credit losses</u>
Not past due	<u>\$ 700,443</u>	-	<u>-</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

	2020.12.31		
	Book value of notes and accounts receivable	Weighted average expected credit loss rate	Allowance for lifetime expected credit losses
Not past due	<u>\$ 2,226,837</u>	-	<u>-</u>
	2020.3.31		
	Book value of notes and accounts receivable	Weighted average expected credit loss rate	Allowance for lifetime expected credit losses
Not past due	<u>\$ 789,309</u>	-	<u>-</u>

During the periods from January 1 to March 31, 2021 and 2020, there were no events of appropriation of bad debt allowance or writing off reversals.

As of March 31, 2021, December 31, 2020, and March 31, 2020, none of the accounts receivable of the group has been pledged as collateral.

(5) Inventories

	2021.3.31	2020.12.31	2020.3.31
Inventories - trading	\$ 13,163	9,739	20,968
Inventories - construction			
Prepayments for buildings and land	4,235	4,235	4,235
Land held for construction	2,722,056	2,766,445	1,269,327
Construction in progress	13,495,160	12,744,721	17,944,851
Buildings and land held for sale	11,074,532	12,778,614	13,335,170
Subtotal	<u>27,295,983</u>	<u>28,294,015</u>	<u>32,553,583</u>
Total	<u>\$ 27,309,146</u>	<u>28,303,754</u>	<u>32,574,551</u>

There were no events of reversal of allowance for valuation loss written down due to sales of inventories during the periods from January 1 to March 31, 2021 and 2020.

The group's construction in progress was calculated based on the capitalization rate of 1.77% and 1.96% for the periods from January 1 to March 31, 2021 and 2020, respectively. For the amount of capitalization, please refer to Note 6(23).

As of March 31, 2021, December 31, 2020, and March 31, 2020, the group entrusted the statutory parking spaces held for sale to other parties, which amounted to NT\$16,332 thousand in all periods.

As of March 31, 2021, December 31, 2020, and March 31, 2020, for information regarding the group's inventories pledged as collateral, please refer to Note 8.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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(6) Subsidiaries with material non-controlling interests

Subsidiaries with material non-controlling interests to the group are as follows:

<u>Subsidiary name</u>	<u>Principal places of business / Country of registration</u>	<u>Proportion of ownership interest and voting right of non-controlling interests</u>		
		<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Kedge Construction Co., Ltd. and subsidiaries	Taiwan	65.82%	65.82%	65.82%

The following combined financial information, prepared in conformity with the Regulations and IFRSs approved by the FSC, reflects any adjustments to the fair value at the acquisition date and adjustments to accounting policy differences. The amount of inter-company transactions before elimination are as follows:

Combined financial information on Kedge Construction Co., Ltd. and subsidiaries:

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Current assets	\$ 8,233,253	8,752,989	8,235,015
Non-current assets	741,062	680,667	489,813
Current liabilities	(5,564,595)	(6,202,049)	(5,883,197)
Non-current liabilities	(159,758)	(162,329)	(112,516)
Net assets	<u>\$ 3,249,962</u>	<u>3,069,278</u>	<u>2,729,115</u>
Carrying amount of ending non-controlling interests	<u>\$ 1,441,144</u>	<u>1,342,972</u>	<u>1,112,121</u>

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Operating revenue	<u>\$ 2,645,265</u>	<u>2,772,204</u>
Net income	\$ 116,965	86,424
Other comprehensive income	63,719	(98,495)
Total comprehensive income	<u>\$ 180,684</u>	<u>(12,071)</u>
Net income attributable to non-controlling interests in this period	<u>\$ 97,470</u>	<u>56,239</u>
Total comprehensive income attributable to non-controlling interests	<u>\$ 98,146</u>	<u>56,101</u>
Cash flows from operating activities	\$ 536,562	572,332
Cash flows from investing activities	(2,274)	(14,842)
Cash flows from financing activities	(150,618)	(328)
Net increase in cash and cash equivalents	<u>\$ 383,670</u>	<u>557,162</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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(7) Property, plant and equipment

Details of changes in cost, depreciation, and impairment loss of property, plant and equipment of the group are as follows:

	Land	Buildings	Leasehold improvements	Other equipment (including transportation equipment, office equipment, machinery, other equipment and leased assets)	Construction in progress	Total
Cost or deemed cost:						
Balance as of January 1, 2021	\$ 3,567,078	4,302,115	995,377	344,728	9,492	9,218,790
Addition	-	14,277	3,160	8,536	320	26,293
Disposal and scrap	-	-	-	(2,093)	-	(2,093)
Balance as of March 31, 2021	<u>\$ 3,567,078</u>	<u>4,316,392</u>	<u>998,537</u>	<u>351,171</u>	<u>9,812</u>	<u>9,242,990</u>
Balance as of January 1, 2020	\$ 3,567,078	4,290,675	1,002,139	287,526	158	9,147,576
Addition	-	747	415	17,076	5,638	23,876
Balance as of March 31, 2020	<u>\$ 3,567,078</u>	<u>4,291,422</u>	<u>1,002,554</u>	<u>304,602</u>	<u>5,796</u>	<u>9,171,452</u>
Depreciation and impairment Losses:						
Balance as of January 1, 2021	-	1,730,573	692,172	209,879	-	2,632,624
Depreciation for the year	-	26,892	15,928	8,689	-	51,509
Disposal and scrap	-	-	-	(2,045)	-	(2,045)
Balance as of March 31, 2021	<u>\$ -</u>	<u>1,757,465</u>	<u>708,100</u>	<u>216,523</u>	<u>-</u>	<u>2,682,088</u>
Balance as of January 1, 2020	-	1,626,374	621,320	196,088	-	2,443,782
Depreciation for the year	-	25,448	15,369	5,768	-	46,585
Balance as of March 31, 2020	<u>\$ -</u>	<u>1,651,822</u>	<u>636,689</u>	<u>201,856</u>	<u>-</u>	<u>2,490,367</u>
Carrying amount:						
January 1, 2021	<u>\$ 3,567,078</u>	<u>2,571,542</u>	<u>303,205</u>	<u>134,849</u>	<u>9,492</u>	<u>6,586,166</u>
March 31, 2021	<u>\$ 3,567,078</u>	<u>2,558,927</u>	<u>290,437</u>	<u>134,648</u>	<u>9,812</u>	<u>6,560,902</u>
January 1, 2020	<u>\$ 3,567,078</u>	<u>2,664,301</u>	<u>380,819</u>	<u>91,438</u>	<u>158</u>	<u>6,703,794</u>
March 31, 2020	<u>\$ 3,567,078</u>	<u>2,639,600</u>	<u>365,865</u>	<u>102,746</u>	<u>5,796</u>	<u>6,681,085</u>

As of March 31, 2021, December 31, 2020, and March 31, 2020, for information regarding the details on the guarantees on financing amount limits, please refer to Note 8.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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(8) Right-of-use assets

Details of changes in cost and depreciation of leased houses and buildings and transport equipment of the group are as follows:

	<u>Buildings</u>	<u>Transportati on equipment</u>	<u>Total</u>
Cost of right-of-use assets:			
Balance as of January 1, 2021	\$ 3,890,784	13,394	3,904,178
Additions	-	1,892	1,892
Balance as of March 31, 2021	<u>\$ 3,890,784</u>	<u>15,286</u>	<u>3,906,070</u>
Balance as of January 1, 2020	\$ 2,943,262	5,214	2,948,476
Additions	6,148	-	6,148
Balance as of March 31, 2020	<u>\$ 2,949,410</u>	<u>5,214</u>	<u>2,954,624</u>
Depreciation and impairment losses of the right-of-use assets:			
Balance as of January 1, 2021	\$ 351,108	4,072	355,180
Depreciation for the period	51,548	1,155	52,703
Balance as of March 31, 2021	<u>\$ 402,656</u>	<u>5,227</u>	<u>407,883</u>
Balance as of January 1, 2020	\$ 158,544	677	159,221
Depreciation for the period	39,943	471	40,414
Balance as of March 31, 2020	<u>\$ 198,487</u>	<u>1,148</u>	<u>199,635</u>
Carrying amount:			
January 1, 2021	<u>\$ 3,539,676</u>	<u>9,322</u>	<u>3,548,998</u>
March 31, 2021	<u>\$ 3,488,128</u>	<u>10,059</u>	<u>3,498,187</u>
January 1, 2020	<u>\$ 2,784,718</u>	<u>4,537</u>	<u>2,789,255</u>
March 31, 2020	<u>\$ 2,750,923</u>	<u>4,066</u>	<u>2,754,989</u>

(9) Investment property

Details of the group's investment property are as follows:

	<u>Land and improvements</u>	<u>Buildings</u>	<u>Total</u>
Carrying amount:			
January 1, 2021	<u>\$ 335,287</u>	<u>170,888</u>	<u>506,175</u>
March 31, 2021	<u>\$ 335,287</u>	<u>169,760</u>	<u>505,047</u>
January 1, 2020	<u>\$ 335,287</u>	<u>175,400</u>	<u>510,687</u>
March 31, 2020	<u>\$ 335,287</u>	<u>174,272</u>	<u>509,559</u>

There is no recognition or reversal regarding major acquisition, disposition, and impairment of the group's investment property in the period from January 1 to March 31, 2021 and 2020. For the amount of depreciation for the current period, please refer to Note 12. For other relevant information, please refer to Note 6(10) to the 2020 consolidated financial statements.

There is no significant difference between the fair value or the investment property of the group and the information disclosed in Note 6(10) to the 2020 annual consolidated financial statements.

As of March 31, 2021, December 31, 2020, and March 31, 2020, for information regarding the group's investment property pledged as collateral, please refer to Note 8.

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(10) Intangible assets

The changes in the costs and amortization of the group's intangible assets are detailed as follows:

	<u>Franchise</u>	<u>Trademarks and patents</u>	<u>Computer software and others</u>	<u>Total</u>
Carrying amount:				
January 1, 2021	\$ 24,525	-	24,711	49,236
March 31, 2021	\$ 23,656	-	23,285	46,941
January 1, 2020	\$ 27,994	33	14,803	42,830
March 31, 2020	\$ 27,130	21	13,428	40,579

There is no recognition or reversal regarding major acquisition, disposition, and impairment of the group's intangible assets in the period from January 1 to March 31, 2021 and 2020. For the amount of amortization for the current period, please refer to Note 12. For other relevant information, please refer to Note 6(11) to the 2020 consolidated financial statements.

None of the intangible assets of the group has been pledged as collateral.

(11) Other financial assets - current and incremental costs of obtaining a contract

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Other financial assets - current	\$ 2,626,681	2,262,304	4,440,585
Incremental costs of obtaining a contract	119,459	121,038	155,186
	<u>\$ 2,746,140</u>	<u>2,383,342</u>	<u>4,595,771</u>

1. Other financial assets – current

For details on collateral pledged on restricted assets (loans and reserve accounts and trust) and refundable deposits on constructions, please refer to Note 8.

2. Incremental costs of obtaining a contract - current

The group expected to recover the commissions paid to third-party real estate agent and bonus paid to internal sales department and thus recognized these costs as assets. These are amortized when sales revenue is recognized. In the periods from January 1 to March 31, 2021 and 2020, the amortization costs recognized were NT\$10,848 thousand and NT\$48,210 thousand, respectively.

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- (12) Short-term and long-term loans/long-term loans due within one year or one operating cycle

The details, conditions, and terms for short-term and long-term loans of the group are as follows:

2021.3.31				
	Currency	Interest rate collars	Maturity year	Amount
Secured bank loans	NTD	1.48% ~ 1.90%	110~116	\$ 12,426,250
Unsecured bank loans	NTD	1.10% ~ 2.44%	110~112	4,493,000
Total				<u>\$ 16,919,250</u>
Current				\$ 14,837,930
Non-current				2,081,320
Total				<u>\$ 16,919,250</u>

2020.12.31				
	Currency	Interest rate collars	Maturity year	Amount
Secured bank loans	NTD	1.44% ~ 1.78%	110~116	\$ 13,021,351
Unsecured bank loans	NTD	1.10% ~ 2.44%	110~112	4,455,000
Total				<u>\$ 17,476,351</u>
Current				\$ 15,319,111
Non-current				2,157,240
Total				<u>\$ 17,476,351</u>

2020.3.31				
	Currency	Interest rate collars	Maturity year	Amount
Secured bank loans	NTD	1.44%~2.15%	109~116	\$ 16,865,211
Unsecured bank loans	NTD	1.40%~2.55%	109~112	5,015,000
Short-term notes and bills payable	NTD	1.64%	109	200,000
Total				<u>\$ 22,080,211</u>
Current				\$ 19,705,211
Non-current				2,375,000
Total				<u>\$ 22,080,211</u>

1. Issuance and repayment of loans

In the periods from January 1 to March 31, 2021 and 2020, the increases in loans were NT\$513,000 thousand and NT\$4,702,564 thousand, respectively; the amounts of repayments were NT\$1,070,101 thousand and NT\$3,917,627 thousand, respectively.

2. Collateral for bank loans

For details on the group's assets used as collateral for bank loans, please refer to Note 8.

3. Syndicated loans

- The subsidiaries entered into a syndicated loan agreement with the Land Bank of Taiwan (the lead bank of the syndicated loan) and three other banks in May 2011, in the amount of NT\$4,500,000 thousand over fifteen years, divided into 15 terms,

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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with one term being one year.

- According to the syndicated loan agreements: (1) for the long-term secured loan, revolving credits are disallowed; the first repayment starts a year from the date of initial withdrawal, and the subsequent repayments are scheduled every year for the next fifteen years; (2) for the middle-term secured loan of NT\$500,000 thousand, revolving credits are permitted within a period of five years. The effective rate is benchmark interest rate announced by the Land Bank of Taiwan plus an annual interest rate of 0.90% and 1.00%. Payments are due monthly.
- Restricted by the syndicated loan agreement, subsidiaries are required to maintain certain financial ratios, calculated based on its financial statements, as follows:
 - (1) Total liabilities to total assets: Not exceeding 150%.
 - (2) Interest coverage ratio: At or above 2.00.
 - (3) Shareholders' interest: More than NT\$3 billion.

Compliance with the syndicated loan agreement is audited by the borrower's CPAs based on the financial audit report for the year. Any violations of the loan agreement terms or the financial ratios are to be corrected within a year starting on June 1 of the fiscal year following the year of the audit report. If corrections are not made within the allowed time, the remaining amount of the principal, penalty and the interests incurred therefrom are due to the lead bank of the syndicated loan.

The group has made a prepayment to the aforementioned syndicated loans in March 2020.

- (13) Bonds payable and convertible corporate bonds due within one year or one operating cycle, and current portion of convertible corporate bonds

Details on corporate bonds payable are as follows:

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Secured ordinary corporate bonds - current	\$ 1,500,000	1,500,000	-
Secured ordinary corporate bonds - non-current	4,000,000	4,000,000	4,500,000
Total	<u>\$ 5,500,000</u>	<u>5,500,000</u>	<u>4,500,000</u>

1. In the periods from January 1 to March 31, 2021 and 2020, the group did not issue, repurchase or repay corporate bonds payable. For relevant information, please refer to Note 6(14) to the 2020 consolidated financial statements.
2. For details on the aforementioned secured ordinary corporate bonds, please refer to Note 8.

- (14) Lease liabilities

The carrying amount of lease liability is as follows:

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Current	<u>\$ 204,056</u>	<u>159,420</u>	<u>128,446</u>
Non-current	<u>\$ 3,416,007</u>	<u>3,521,533</u>	<u>2,675,873</u>

For the details on the analysis of the maturity profile of lease liabilities, please refer to Note 6(24).

The amount of lease liabilities recognized in income is as follows:

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

	Jan. - Mar. 2021	Jan. - Mar. 2020
Interest expenses on lease liabilities	<u>\$ 16,245</u>	<u>12,632</u>
Expenses relating to short-term leases and low-value asset leases	<u>\$ 2,207</u>	<u>11,032</u>

The amount of lease liabilities recognized in statements of cash flows is as follows:

	Jan. - Mar. 2021	Jan. - Mar. 2020
Variable lease payments not accounted for in lease liabilities	<u>\$ 80,387</u>	<u>78,063</u>
Total cash used in lease	<u>\$ 161,621</u>	<u>148,287</u>

1. Lease of buildings and constructions

- (1) The land on Gongyuan Road in Pingtung City is leased from Pingtung Irrigation Association. The lease term was twenty years and the lease payment was of a certain percentage of the land assessed by the government. In the second half of 2011, the lease was extended for another ten years. A loyalty fee of NT\$16,000 thousand was paid to obtain the right of first refusal in the two years prior to the lease expiration date and to renew the lease with pre-negotiated terms and conditions.
- (2) The mall in Zuoying HSR station is leased from Taiwan Railways Administration of the Ministry of Transportation and Communications (MOTC) under a service concession contract. The term is thirteen years (including a year for leasehold improvement) and the operation will be handed over to Taiwan Railways Administration at the lease expiration date. The lease payment, or the annual concession fee, includes both a flat amount and a percentage of retail sales revenue.
- (3) The mall in Banqiao HSR station is leased from Taiwan Railways Administration, MOTC under a service concession contract. The lease term is sixteen years (including a year for leasehold improvement) and the lease payment, or the annual concession fee, is a fixed loyalty fee for the first four years with a 3% increment each year after. Certain proportion of the lease payments is determined based on the sales amount of the stores of the group during the lease period.
- (4) The mall in Nangang HSR station is leased from Taiwan Railways Administration, MOTC under a service concession contract. The lease term is sixteen years (including a year for leasehold improvement), and the lease payment, or the annual concession fee, includes both a flat amount and a percentage of retail sales revenue.
- (5) The mall in A9 Linkou Station of MRT Taoyuan Airport Line is leased from the Bureau of High Speed Rail and the Railway Bureau, MOTC under the "Lease Contract of Shopping Mall at Linkou Station of the Taiwan Taoyuan International Airport Access MRT System" and "Lease Contract of Shopping Mall at A19 Station of the Taiwan Taoyuan International Airport Access MRT System", respectively. The lease term is twenty years starting from the contract commencement date, and the lease payment is the greater of the flat concession fee committed in the contract or a variable concession fee. The variable

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

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concession fee is a percentage of retail sales revenue and non-operating income of actual operation, plus lease payments on the land and buildings.

- (6) The mall and parking lot in Linkou A8 Chang Gung Memorial Hospital Station of MRT Taoyuan Airport Line is leased from Asia Pacific Development Co. The lease term is twenty years starting from the first date of operation, and the lease payment on the mall is the greater of a flat fee or a percentage of retail sales revenue.

2. Other leases

The group leases transportation equipment and the lease period is three years. The group leases office equipment and outdoor fixed-spot advertising. These leases are for short-term and low-value items, and the group chooses to apply the exemption recognition requirement instead of recognizing their right-of-use assets and lease liabilities.

(15) Provisions

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Warranty provisions	<u>\$ 149,141</u>	<u>150,363</u>	<u>101,903</u>

There were no major changes in the group's provisions in the periods from January 1 to March 31, 2021 and 2020. For relevant information, please refer to Note 6(16) to the 2020 consolidated financial statements.

The aforementioned provisions for warranties are mainly related to construction contracts and estimated based on the historical warranty claim data of various projects. These provisions are expected to be claimed within a year from the completion of construction projects.

(16) Operating lease (lessor)

Regarding the investment property leased by the group, the group does not transfer all risks and returns attached to the ownership of the underlying assets, so the tenancy agreement is classified as an operating lease. For details, please refer to Note 6(9) investment property.

The maturity analysis of the lease payment is listed as follows according to the non-discounted future cash flows of lease receivable after the reporting date:

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Less than 1 year	\$ 13,151	13,240	13,241
1~2 years	5,068	7,136	13,241
2~3 years	4,571	4,571	5,068
3~4 years	4,648	4,590	4,571
4~5 years	4,880	4,820	4,648
Above 5 years	3,360	4,620	8,240
Non-discounted future cash flows of lease	<u>\$ 35,678</u>	<u>38,977</u>	<u>49,009</u>

The rent income generated from investment property for the periods January 1 to March 31, 2021 and 2020 was NT\$3,302 thousand and NT\$3,308 thousand, respectively. There were no major maintenance or repair expenses.

(17) Employee benefits

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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1. Defined benefit plans

There were no major market fluctuations, significant reduction, liquidation or other one-time-only significant events in the previous fiscal year. Therefore, the group measures and discloses the interim period pension costs based on actuated amount on December 31, 2020 and 2019.

The details of the expenses recognized by the group are as follows:

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Operating costs	<u>\$ 153</u>	<u>274</u>
Operating expenses	<u>\$ 836</u>	<u>122</u>

2. Defined contribution plans

The pension expenses under the group's defined contribution plans are as follows, and have been appropriated to the Bureau of Labor Insurance.

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Operating costs	<u>\$ 4,201</u>	<u>4,024</u>
Operating expenses	<u>\$ 4,780</u>	<u>4,659</u>

3. Short-term compensated absence liabilities

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Short-term compensated absences liabilities	<u>\$ 18,568</u>	<u>22,278</u>	<u>20,013</u>

(18) Income tax

1. The details of the group's income tax expenses are as follows:

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Current income tax expenses		
Jan. - Mar. 2021		
Accrued in current year	\$ 80,799	70,124
Land revaluation increment tax	77,143	22,027
	<u>157,942</u>	<u>92,151</u>
Deferred income tax expenses		
Occurrence and reversal of temporary differences	781	418
Income tax expenses on units in continuing operation	<u>\$ 158,723</u>	<u>92,569</u>

2. The tax fillings of Kedge Construction and Global Mall were assessed by the tax collecting agencies for the year ended on December 31, 2018; those of other entities of the group were assessed for the years ended on December 31, 2019.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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(19) Capital and other equity

Apart from the matters described in the following paragraphs, there were no major changes in the group's capital and other equity in the periods from January 1 to March 31, 2021 and 2020. For relevant information, please refer to Note 6(20) to the 2020 consolidated financial statements.

1. Capital reserve

The details of capital reserve were as follows:

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Shares premium	\$ 827,906	827,906	827,906
Premium on conversion of corporate bonds	236,408	236,408	236,408
Treasury stock transactions	270,473	270,473	254,535
Gains on disposal of assets	34,912	34,912	34,912
Others	26,398	26,398	26,134
	<u>\$ 1,396,097</u>	<u>1,396,097</u>	<u>1,379,895</u>

In accordance with the Company Act, realized capital reserves can only be distributed to shareholders based on their original shareholding percentage as new shares or cash dividends after offsetting losses. The aforementioned realized capital reserve includes capital reserve resulting from premium on issuance of capital stock and earnings from donated assets received. In accordance with the processing standards regarding issuers' collection and issuance of negotiable securities, the capital reserve for capital has to be appropriated, and the total amount of appropriation every year shall not exceed 10% of the paid-in capital.

2. Retained earnings

The company's Articles of Incorporation stipulate that the company's earnings should first be used to offset the prior years' deficits, if any, before paying any income taxes. Of the remaining balance, 10% is to be appropriated as legal reserve, and a special reserve shall be set aside in accordance with applicable laws and regulations. The remaining balance, if any, can be distributed to the shareholders as dividends, and bonus dividends according to the distribution plan proposed by the Board of Directors and submitted to the shareholders' meeting for approval.

(1) Legal reserve

When there is no loss in the company, the legal reserve will be used to issue new shares or cash dividends upon resolution by the shareholders' meeting, to the limit of the part of the reserve that has exceeded 25% of the paid-in capital.

(2) Special reserve

A portion of current-period earnings and undistributed prior-period earnings shall be reclassified as special reserve appropriated during earnings distribution. The amount to be reclassified should equal the current-period total net reduction of other shareholders' equity. Similarly, a portion of undistributed prior-period earnings shall be reclassified as special earnings reserve (and does not qualify for earnings distribution) to account for cumulative changes to other shareholders' equity pertaining to prior periods. If the amount debited to the other shareholders' equity is reversed subsequently, the reversed amount may be distributed. As of March 31, 2021, the balance of special reserve was NT\$25,804 thousand.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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(3) Earnings distribution

The 2020 distribution of earnings were proposed by the Board meeting on March 26, 2021 and the 2019 distribution of earnings were resolved at the shareholders' meeting on June 19, 2020, respectively. The dividends distributed to owners are as follows:

	2020		2019	
	Dividend rate (NT\$)	Amount	Dividend rate (NT\$)	Amount
Dividends to common shareholders:				
Cash	\$ 2.40	1,209,098	1.50	755,687
Stock	1.00	503,791	-	-
Total		<u>\$ 1,712,889</u>		<u>755,687</u>

3. Treasury stock

As of March 31, 2021 and 2020, the company's common stock held by the group was as follows:

Subsidiary name	2021.3.31			2020.3.31		
	Number of shares	Carrying amount	Market value	Number of shares	Carrying amount	Market value
Kedge Construction	500	\$ 1,222	19,775	500	1,222	11,325
Jiequn Investment	8,518	55,384	336,905	8,518	55,384	192,943
Guanqing	1,607	14,590	63,557	1,607	14,590	36,399
Electromechanical						
	<u>10,625</u>	<u>\$ 71,196</u>	<u>420,237</u>	<u>10,625</u>	<u>71,196</u>	<u>240,667</u>

4. Other equity (net of tax)

	Exchange differences on translation of financial statements of foreign operations	Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	Non-cont rolling interests	Total
Balance as of January 1, 2021	\$ (28,521)	674	(5,540)	(33,387)
The exchange differences yielded by net assets of overseas operating institutions	(219)	-	(42)	(261)
Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	-	1,112	676	1,788
Balance as of March 31, 2021	<u>\$ (28,740)</u>	<u>1,786</u>	<u>(4,906)</u>	<u>(31,860)</u>
Balance as of January 1, 2020	\$ (26,264)	460	(5,049)	(30,853)
The exchange differences yielded by net assets of overseas operating institutions	(216)	-	(41)	(257)
Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	-	(896)	(138)	(1,034)
Balance as of March 31, 2020	<u>\$ (26,480)</u>	<u>(436)</u>	<u>(5,228)</u>	<u>(32,144)</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

(20) Earnings per share

The amounts of earnings per share and diluted earnings per share are as follows:

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Basic earnings per share		
Net income attributable to the holders of common shares of the company	<u>\$ 535,805</u>	<u>302,534</u>
Weighted average number of ordinary shares outstanding	<u>493,166</u>	<u>493,166</u>
	<u>\$ 1.09</u>	<u>0.61</u>
Diluted earnings per share		
Net income attributable to the holders of common shares of the company (diluted)	<u>\$ 535,805</u>	<u>302,534</u>
Weighted average number of ordinary shares outstanding	493,166	493,166
Influence of employees' share bonus	466	475
Weighted average number of ordinary shares outstanding (after adjusting the impact of diluting potential ordinary shares)	<u>493,632</u>	<u>493,641</u>
	<u>\$ 1.09</u>	<u>0.61</u>

(21) Revenue from contracts with customers

1. Disaggregation of revenue

	<u>Jan. - Mar. 2021</u>			
	<u>Development</u>	<u>Construction</u>	<u>Shopping mall</u>	<u>Total</u>
Main regional markets:				
Taiwan	<u>\$ 2,578,666</u>	<u>2,012,856</u>	<u>329,143</u>	<u>4,920,665</u>
Main products/services:				
Sales of real estate developments	\$ 2,535,553	-	-	2,535,553
Sales of construction contracts	25,101	2,012,185	-	2,037,286
Sales commission from department store retailers	-	-	277,602	277,602
Service revenue	2,659	-	7,422	10,081
Rental income	3,227	671	19,833	23,731
Other income	12,126	-	24,286	36,412
	<u>\$ 2,578,666</u>	<u>2,012,856</u>	<u>329,143</u>	<u>4,920,665</u>
Timing of revenue recognition:				
Transfer of products upon a point in time	\$ 2,550,338	-	314,253	2,864,591
Gradually transferred revenue over time	3,227	671	14,890	18,788
Gradually transferred construction over time	25,101	2,012,185	-	2,037,286
	<u>\$ 2,578,666</u>	<u>2,012,856</u>	<u>329,143</u>	<u>4,920,665</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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	Jan. - Mar. 2020			
	Development	Construction	Shopping mall	Total
Main regional markets:				
Taiwan	\$ 1,773,444	1,824,515	299,315	3,897,274
Main products/services:				
Sales of real estate developments	\$ 1,727,156	-	-	1,727,156
Sales of construction contracts	42,117	1,823,838	-	1,865,955
Sales commission from department store retailers	-	-	244,869	244,869
Service revenue	1,353	-	7,702	9,055
Rental income	2,818	677	22,208	25,703
Other income	-	-	24,536	24,536
	\$ 1,773,444	1,824,515	299,315	3,897,274
Timing of revenue recognition:				
Transfer of products upon a point in time	\$ 1,728,509	-	284,885	2,013,394
Gradually transferred revenue over time	2,818	677	14,430	17,925
Gradually transferred construction over time	42,117	1,823,838	-	1,865,955
	\$ 1,773,444	1,824,515	299,315	3,897,274

2. Contract balances

	2021.3.31	2020.12.31	2020.3.31
Accounts receivable	\$ 698,634	2,225,979	785,964
Less: Allowance for losses	-	-	-
Total	\$ 698,634	2,225,979	785,964
Contract assets - construction	\$ 2,129,841	1,671,567	1,817,257
Less: Allowance for losses	-	-	-
Total	\$ 2,129,841	1,671,567	1,817,257
Contract liabilities - construction	\$ 896,541	1,247,902	1,268,324
Contract liabilities - buildings	6,900,562	4,257,365	5,585,290
Contract liabilities - gym	10,336	10,243	10,540
Contract liabilities - customer loyalty points	15,722	11,927	19,741
Contract liabilities - vouchers	60,813	58,210	51,725
Total	\$ 7,883,974	5,585,647	6,935,620

For details of accounts receivable and their impairments, please refer to Note 6(4).

The changes in contract assets and contract liabilities are mainly due to the difference between the time when the group transfers commodity or services to clients to meet the performance obligations and the time when clients pay. There were no other material changes during the periods from January 1 to March 31, 2021 and 2020.

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

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As of March 31, 2021, the prepayments of real estate pre-sales and the related interests were retained in trust accounts of identified banks and recognized as other financial assets - current in the amounts of NT\$443,755 thousand. Details on the trust accounts are as follows:

<u>Project code</u>	<u>2021.3.31</u>
105A	\$ 22,796
950B	418,859
103C	2,100
	<u>\$ 443,755</u>

(22) Remunerations to employees and directors

The company's Articles of Incorporation stipulate that, after annual earnings first offset against any deficit, a minimum of 0.5% shall be allocated as employee compensation and a maximum of 2% as directors' remuneration. However, profits must first be taken to offset against cumulative losses if any.

The estimated remunerations to employees amounted to NT\$3,271 thousand and NT\$7,623 thousand, and the estimated remunerations to directors amounted to NT\$3,271 thousand and NT\$7,623 thousand for the three-months periods then ended on March 31, 2021 and 2020, respectively. These amounts were calculated using the company's net income before tax without the remunerations to employees and directors for each period, multiplied by the percentage which is stated under the company's Article of Incorporation. These remunerations were expensed under operating expenses for each period. If the actual distribution is different from the estimation, the difference will be accounted for as changes in accounting estimates and recognized in profit or loss for the following year. If remuneration to employees is resolved to be distributed in stock, the number of shares is determined by dividing the amount of remuneration by the closing price of the shares on the day prior to the Board of Directors' meeting.

The actual distribution of employee remuneration amounted to NT\$70,829 thousand and NT\$30,433 thousand, and the actual distribution of director remuneration amounted to NT\$70,829 thousand and NT\$30,433 thousand for the years of 2020 and 2019. There is no difference between the estimation and the actual distribution. Please refer to the MOPS for relevant information.

(23) Non-operating income and expenses

1. Interest income

The details of interest income of the group are as follows:

	<u>Jan. - Mar.</u> <u>2021</u>	<u>Jan. - Mar.</u> <u>2020</u>
Bank deposits (including short-term securities)	\$ 2,526	4,153
Loans and receivables	1,579	106
Construction refundable deposits (including deposits)	91	211
	<u>\$ 4,196</u>	<u>4,470</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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2. Other gains and losses

The details of other gains or losses of the group are as follows:

	Jan. - Mar. 2021	Jan. - Mar. 2020
Gains on foreign exchange	\$ 127	112
Net profit (loss) on financial assets measured at fair value through profit or loss	14,321	(18,562)
Proceeds from disposal of property, plant and equipment	28	-
Rental income	167	197
Other income	3,588	8,226
Others	(313)	(468)
	\$ 17,918	(10,495)

3. Finance costs

The details of financial costs of the group are as follows:

	Jan. - Mar. 2021	Jan. - Mar. 2020
Interest expense		
Bank loans	\$ 75,628	106,045
Interests on deposits in advance for public land development	46	98
Arranger fees	-	4,875
Transaction fees and interests on corporate bonds	24,169	21,227
Other finance costs	16,245	12,632
Others	233	234
Less: Capitalization of interest	(34,207)	(49,797)
	\$ 82,114	95,314

(24) Financial instruments

Apart from the matters described in the following paragraphs, there are no major changes in the fair value of the group's financial instruments and matters exposed to credit risk, liquidity risk, and market risk due to financial instruments. For relevant information, please refer to Note 6(25) to the 2020 consolidated financial statements.

1. Liquidity risk

The following table presents the due date of financial liability contract, including estimated interest to the exclusion of influence of net amount agreement.

	Book value	Contractual cash flows	Less than 1 year	1-3 years-	3-5 years-	Over 5 years
March 31, 2021						
Non-derivative financial liabilities						
Long-/short-term loans (including current portion due within one year)	\$ 16,919,250	17,366,420	8,904,922	6,833,957	704,783	922,758
Ordinary corporate bonds (including current portion due within one year)	5,500,000	5,600,880	1,502,891	2,041,216	2,056,773	-
Notes, accounts and other payables	6,062,488	6,062,488	4,186,561	1,875,927	-	-
Guarantee deposits received	88,486	88,486	-	88,486	-	-
Long-term debt (including current portion due within one year) and other non-current liabilities	57,176	57,794	16,623	32,981	8,190	-

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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	<u>Book value</u>	<u>Contractual cash flows</u>	<u>Less than 1 year</u>	<u>1~3 years-</u>	<u>3~5 years-</u>	<u>Over 5 years</u>
Lease liabilities (including current portion due within one year)	3,620,063	4,261,648	260,309	484,862	473,465	3,043,012
	\$ 32,247,463	33,437,716	14,871,306	11,357,429	3,243,211	3,965,770
December 31, 2020						
Non-derivative financial liabilities						
Long-/short-term loans (including current portion due within one year)	\$ 17,476,351	17,992,481	9,762,165	6,525,559	707,412	997,345
Ordinary corporate bonds (including current portion due within one year)	5,500,000	5,612,975	1,506,775	2,045,975	2,060,225	-
Notes, accounts and other payables	6,712,402	6,712,402	4,818,007	1,894,395	-	-
Guarantee deposits received	94,419	94,419	-	94,419	-	-
Long-term debt (including current portion due within one year) and other non-current liabilities	65,344	66,138	16,667	33,069	16,402	-
Lease liabilities (including current portion due within one year)	3,680,953	4,344,263	221,697	482,113	473,602	3,166,851
	\$ 33,529,469	34,822,678	16,325,311	11,075,530	3,257,641	4,164,196
March 31, 2020						
Non-derivative financial liabilities						
Long-/short-term loans	\$ 21,880,211	22,661,229	7,253,648	10,171,853	4,008,506	1,227,222
Short-term notes and bills payable	200,000	200,000	200,000	-	-	-
Ordinary corporate bonds	4,500,000	4,616,791	-	2,547,984	2,068,807	-
Notes, accounts and other payables	5,500,405	5,500,405	3,967,349	1,533,056	-	-
Guarantee deposits received	94,642	94,642	1,972	92,670	-	-
Long-term debt (including current portion due within one year) and other non-current liabilities	73,511	74,504	16,711	33,157	24,636	-
Lease liabilities (including current portion due within one year)	2,804,319	3,325,872	178,959	364,463	367,631	2,414,819
	\$ 35,053,088	36,473,443	11,618,639	14,743,183	6,469,580	3,642,041

The group does not expect that the occurrence timing of cash flow analyzed on due date would arrive significantly earlier, or the actual amount would significantly vary.

2. Interest rate analysis

The interest rate risk exposure of financial assets and financial liabilities of the group is described in the liquidity risk management of this Note.

The following sensitivity analysis is based on the interest rate exposure of derivatives and non-derivatives on the reporting date. Regarding liabilities with variable interest rates, the analysis is based on the assumption that the amount of liabilities outstanding at the reporting date was outstanding throughout the year. The interest rate fluctuation of 1% increase or decrease is used internally for reporting the interest rate to management and is the assessment by management regarding the reasonable and possible changes in interest rates.

For the three-months periods then ended on March 31, 2021 and 2020, if the interest rate increases or decreases by 1%, while other factors remained unchanged, the group's profit before tax would decrease or increase by NT\$42,298 thousand or NT\$54,701 thousand, respectively; net profit would decrease or increase by NT\$29,859 thousand and NT\$35,929 thousand, respectively, after capitalization of interest. This is mainly because the group has floating rate loans.

3. Other price risk

If the equity securities price changes on the reporting date (the same basis is adopted for the analysis for both periods, with the assumption that other variable factors remain unchanged), the impacts on the comprehensive gains or losses are as follows:

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

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Securities price on the reporting date	Jan. - Mar. 2021		Jan. - Mar. 2020	
	Other comprehensive income after tax	Net income after tax	Other comprehensive income after tax	Net income after tax
Increase by 10%	\$ 1,052	8,198	755	5,502
Decrease by 10%	\$ (1,052)	(8,198)	(755)	(5,502)

4. Fair value information

(1) Type and fair value of financial instruments

Financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income are measured on a recurring basis. The carrying amount and fair value of various financial assets and financial liabilities (including fair value level information; the carrying amount of financial instruments not measured at fair value is the reasonable approximate of fair value and the lease liabilities do not have to revealed according to provisions) are listed as follows:

	2021.3.31				
	Book value	Fair value			Total
Level 1		Level 2	Level 3		
Financial assets at fair value through profit or loss					
Non-derivative financial assets mandatorily measured at fair value through profit or loss	\$ 81,982	81,982	-	-	81,982
Financial assets at fair value through other comprehensive income	\$ 10,519	621	-	9,898	10,519
Financial assets at amortized cost					
Cash and cash equivalents	\$ 15,029,502	-	-	-	-
Notes and accounts receivable	700,443	-	-	-	-
Other financial assets - current-	2,626,681	-	-	-	-
Other financial assets - non-current-	131,202	-	-	-	-
Subtotal	18,487,828	-	-	-	-
Total	\$ 18,580,329	82,603	-	9,898	92,501
Financial liabilities at amortized costs					
Long-/short-term loans (including current portion due within one year)	\$ 16,919,250	-	-	-	-
Notes, accounts and other payables	6,062,488	-	-	-	-
Corporate bonds payable (including current portion)	5,500,000	-	-	-	-
Long-term payables (including current portion)	57,176	-	-	-	-
Lease liabilities (including current portion)	3,620,063	-	-	-	-
Guarantee deposits received	88,486	-	-	-	-
Total	\$ 32,247,463	-	-	-	-

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

and Subsidiaries (continued)

Financial instruments traded in active markets are based on quoted market prices. A quoted price of a financial instrument obtained from main exchanges and on-the-run bonds from Taipei Exchange can be used as a basis to determine the fair value of the listed companies' equity and debt instruments, as it is a quoted price in an active market.

If a quoted price of a financial instrument can be obtained in time and often from exchanges, brokers, underwriters, industrial unions, pricing agencies, or governing authorities, and such price can actually reflect those traded frequently in the market, then the financial instrument is considered to have a quoted price in an active market. If a financial instrument is not in accordance with the definition mentioned above, then it is considered to be without a quoted price in an active market. In general, low trading volumes and high or increasing bid-ask spreads are indications that a market is not active.

The categories and characteristics of fair value measurement for the financial instruments with active markets are as follows:

·The fair value of financial instruments that have active markets and standard terms and conditions are determined with reference to quoted market prices (e.g., publicly traded stocks).

The categories and characteristics of fair value measurement for the financial instruments without active markets are as follows:

·Equity instruments without active market quotes: the fair value is derived from comparable companies in the market and is determined by multiplying investee's EBITDA with P/E ratio of comparable companies listed in the market. The calculation is then discounted for lack of marketability.

(3) Changes in Level 3 financial assets

	Measured at fair value through other comprehensive income		
	Equity instruments without public quotes	Bond investment	Total
January 1, 2021	<u>\$ 8,236</u>	<u>-</u>	<u>8,236</u>
March 31, 2021	<u>\$ 9,898</u>	<u>-</u>	<u>9,898</u>
January 1, 2020	<u>\$ 7,923</u>	<u>-</u>	<u>7,923</u>
March 31, 2020	<u>\$ 7,031</u>	<u>-</u>	<u>7,031</u>

The above total profit or loss is reported in "unrealized gain (loss) on valuation of financial assets at fair value through other comprehensive income." Among them, the assets still held on March 31, 2021 and 2020 are as follows:

	Jan. - Mar. 2021	Jan. - Mar. 2020
Total profit or loss		
Recognized in other comprehensive income (reported in "Unrealized gain (loss) on valuation of financial assets at fair value through other comprehensive income")	<u>\$ 1,662</u>	<u>(892)</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

(4) Transfer between different levels of fair value hierarchy

As the shares held by the group have active market quotation, they are classified as Level 1. In the periods from January 1 to March 31, 2021 and 2020, there were no changes to the levels of fair value hierarchy. Thus, there was no matters of transfer between levels in the periods from January 1 to March 31, 2021 and 2020.

(25) Financial risk management

There is no significant difference between the goals and policies of the group's financial risk management and the information disclosed in Note 6(26) to the 2020 consolidated financial statements.

(26) Capital management

The goals, policies and procedures of the group's capital management are in line with the information disclosed in the 2020 annual consolidated financial statements. There is no significant difference between the aggregated quantitative data of the projects used as capital management in this period and the information disclosed in the 2020 consolidated financial statements. For relevant information, please refer to Note 6(27) to the 2020 consolidated financial statements.

(27) Non-cash investing and financing activities

The group's non-cash investing and financing activities for the three months ended March 31, 2021 and 2020 are as follows:

For details of right-of-use assets obtained by lease, please refer to Note 6(8).

7. Related-Party Transactions

(1) Name of related parties and relations

The affiliates which have trading with the group within the period of the consolidated financial statements are as follows:

<u>Name of related party</u>	<u>Relationship with the group</u>
Kindom Yu San Education Foundation	The entity's chairman is the second-degree relatives of the company's chairman.

(2) Transactions with related parties

- The group donated a total of NT\$4,500 thousand and NT\$5,375 thousand to other related parties in the periods from January 1 to March 31, 2021 and 2020, respectively, for the promotion of foundation affairs.
- The group leased part of the office building to other related parties, with a lease term of 5 years. The rental income was NT\$14 thousand for each of the periods from January 1 to March 31, 2021 and 2020.

(3) Key management personnel transactions

Remuneration to key management personnel includes:

	<u>Jan. - Mar. 2021</u>	<u>Jan. - Mar. 2020</u>
Short-term employee benefits	\$ 45,043	39,871
Benefits after retirement	68	73
	<u>\$ 45,111</u>	<u>39,944</u>

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

8. Pledged Assets

The details of the carrying value of pledged assets by the group are as follows:

Name of assets	Pledge guarantee object	2021.3.31	2020.12.31	2020.3.31
Buildings and land held for sale	Bank loans	\$ 8,793,190	9,225,920	9,439,608
Land held for construction	"	1,709,071	211,953	211,953
Construction in progress	"	7,457,254	9,491,628	13,856,949
Net value of investment property and property, plant and equipment	Bank loans and corporate bonds payable	6,415,939	6,423,080	6,493,810
Other financial assets - current-	Bank loans, pre-sales payments in trust accounts, guarantees, and corporate bonds payable	1,717,948	1,687,965	3,860,759
Other financial assets - non-current	Guarantees and pre-sales payments in trust accounts	110,594	110,594	60,893
		<u>\$ 26,203,996</u>	<u>27,151,140</u>	<u>33,923,972</u>

Note: The group provided a total of 223,414 thousand shares, 293,414 thousand shares, and 293,414 thousand shares to subsidiaries to be used as collateral for bank loans and advance receipts of buildings and land as of March 31, 2021, December 31, 2020, and March 31, 2020, respectively.

9. Significant Contingent Liabilities and Unrecognized Contract Commitments

(1) Significant unrecognized contract commitments

1. The total amount of significant construction contracts is as follows:

	2021.3.31	2020.12.31	2020.3.31
Amount of construction contracts	<u>\$ 33,797,944</u>	<u>33,736,689</u>	<u>25,507,797</u>
Amount of payments received	<u>\$ 16,319,855</u>	<u>14,977,670</u>	<u>8,476,607</u>

2. The total amount of sales contracts signed before and after the completion of construction is as follows:

	2021.3.31	2020.12.31	2020.3.31
Amount of sales contracts signed	<u>\$ 10,856,752</u>	<u>11,127,512</u>	<u>16,868,280</u>
Amount of payments received per contracts	<u>\$ 6,900,362</u>	<u>4,257,365</u>	<u>5,585,290</u>

3. For details on lease agreements of the group's business in shopping mall management as of March 31, 2021, December 31, 2020, and March 31, 2020, please refer to Note 6(14). Details of the refundable deposits and notes in relation to obligations under these agreements are as follows:

	2021.3.31	2020.12.31	2020.3.31
Refundable deposits	<u>RMB-</u>	<u>RMB-</u>	<u>RMB12,000</u>
Refundable notes	<u>\$ 232,550</u>	<u>232,550</u>	<u>172,550</u>

4. In September 2015, the group entered into a lease agreement with Chang Xin Co., Ltd. for the building and parking lot on Jiankang Road in Zhonghe District of New Taipei City. The lease payments consist of both a monthly flat amount and a percentage of retail sales revenue.

Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.

and Subsidiaries (continued)

5. It is passed by the Board meeting in January 2021, December and January 2020, and December 2019 that the group promised to donate NT\$15,000 thousand in both 2021 and 2020 to Kindom Yu San Education Foundation for the promotion of foundation affairs.
6. Details on refundable deposits and notes paid for co-developments with land owners and third-party developers are as follows:

	<u>2021.3.31</u>	<u>2020.12.31</u>	<u>2020.3.31</u>
Refundable deposits	<u>\$ 880,145</u>	<u>540,740</u>	<u>530,972</u>
Refundable notes	<u>\$ 1,060,766</u>	<u>1,138,095</u>	<u>1,106,119</u>

7. The group entered into a lease agreement of shopping malls under development by Tianjin Chongbei Property Management Co., Ltd. and Tianjin River Property Management Co., Ltd. (the "Lessors"). The lease commenced in December 2016 and would end in twenty years.

The case was settled and the lease was rescinded per the second arbitration court on June 28, 2019. In July 2019, the settlement processes were completed, and the Lessor returned the refundable deposit per the settlement agreement in 2020, which was recognized in profit or loss.

8. The group applied for and received a subsidy in the amount of NT\$10,500 thousand funded under Taiwan Industry Innovation Platform Programs by Industrial Development Bureau, M.O.E.A. The subsidy was granted in exchange for the group's bank note, in the same amount, pledged as collateral for obligations under the program. The note was refundable and would be returned within six months after the program ends. As of the end of March 31, 2021, NT\$8,000 thousand was refunded.

(2) Contingent liabilities

In relation to the construction project under Project Code 041A, the neighbor manufacturer alleged that the structural damages on the manufacturer's plants and land were as a result of the group's construction. Both parties were not able to settle the issue in mediation, so the group was sued by the neighbor manufacturer, in the amount of NT\$15,665 thousand. The group has yet to assess any contingent liability for this litigation.

10. Significant Disaster Loss: None.

11. Significant Events after the End of the Financial Reporting Period: None.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

12. Others:

- (1) The employee benefits, depreciation, depletion, and amortization expenses are summarized by function as follows:

Function Type	Jan. - Mar. 2021			Jan. - Mar. 2020		
	Operating costs	Operating expenses	Total	Operating costs	Operating expenses	Total
Employee benefit expenses						
Salaries and wages	125,768	139,207	264,975	123,197	141,488	264,685
Labor insurance and national health insurance	9,444	9,838	19,282	8,874	8,985	17,859
Pension expenses	4,354	5,616	9,970	4,298	4,781	9,079
Other employee benefit expenses	570	7,328	7,898	518	5,255	5,773
Depreciation expenses	2,838	102,502	105,340	1,128	86,999	88,127
Amortization expenses	-	2,392	2,392	-	2,646	2,646

- (2) Seasonality of operation: The operation of the group is not affected by seasonal or periodic factors.

13. Supplementary Disclosures

- (1) Information on significant transactions

In the period from January 1 to March 31, 2021, the group shall disclose information related to material transactions pursuant to the "Regulations Governing the Preparation of Financial Reports by Securities Issuers." Such information is as follows:

1. Financings provided: None.
2. Endorsement/guarantees for others:

Expressed in thousands of New Taiwan Dollars

No.	Name of endorsement/guarantee provider	Subject of endorsements/guarantees		Limit on endorsements/guarantees provided for a single party	Maximum balance for this period	Closing balance of endorsement/guarantees	Actual amount used	Amount of endorsement/guarantees collateralized with assets	Ratio of accumulated endorsement/guarantees to net equity per latest financial statements	Maximum endorsement/guarantee amount	Endorsement/guarantees provided by parent company to subsidiaries	Endorsement/guarantees provided by subsidiaries to parent company	Endorsement/guarantees provided to subsidiaries in China
		Company name	Relationship (Note 1)										
1	Kedge Construction	Kindom Developmnt	Parent company and subsidiary	6,499,548	14,192	14,192	14,192	-	0.44%	6,499,548	N	Y	N
2	Dingtian Construction	Kindom Developmnt	Parent company and subsidiary	53,373	14,192	14,192	14,192	-	26.59%	53,373	N	Y	N
2	"	Kedge Construction	Parent company and subsidiary	8,005,884	1,376,500	1,376,500	1,376,500	-	2,579.02%	16,011,768	N	Y	N
3	Global Mall	Guan You	3	2,983,943	200,000	200,000	-	-	4.02%	5,967,887	Y	N	N
3	"	Guan Hua	2	2,983,943	155,500	155,500	65,000	-	3.12%	5,967,887	Y	N	N

Note 1. The relationships between the endorsement and guarantee provider and subject are as follows:

- (1) A company with which the company has business relationship.
- (2) A company in which the company directly or indirectly holds more than 50% of the voting shares.
- (3) A company that directly or indirectly holds more than 50% of the voting shares in the company.
- (4) Between the companies in which the company directly or indirectly holds more than 90% of the voting shares.
- (5) A company fulfills its contractual obligations by providing mutual endorsement/guarantee for another company in the same industry or for joint builders for purposes of undertaking a construction project.
- (6) All capital contributing shareholders make endorsement/guarantee for their jointly invested company in proportion to their shareholding percentages.
- (7) Companies in the same industry provide among themselves joint and several security for a performance guarantee of a sales contract for pre-construction homes pursuant to the Consumer Protection Act for each other

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

Note 2. Taipei City Government requested the company to provide joint and several security, so Kedge Construction, approved by the Board on March 21, 2002 and March 25, 2010, provided endorsements/guarantees for the company.

Note 3. Per Kedge Construction's policies and procedures on endorsements/guarantees, the maximum aggregate amount allowable for endorsements/guarantees to third parties shall not exceed 200% of its net equity as stated in its latest financial statement, and limits on endorsements/guarantees provided to a single entity shall not exceed 200% of its net equity as stated in its latest financial statement. The aggregate amount of endorsements/guarantees on all construction projects shall not exceed 10 times of its net equity as stated in its latest financial statement, and the aggregate amount of endorsements/guarantees on a single construction project shall not exceed 5 times of its net equity as stated in its latest financial statement.

Note 4. Per Dingtian's policies and procedures on endorsements/guarantees, the maximum aggregate amount allowable for endorsements/guarantees to third parties shall not exceed 100% of its net equity as stated in its latest financial statement, and limits on endorsements/guarantees provided to a single entity shall not exceed 100% of its net equity as stated in its latest financial statement. The aggregate amount of endorsements/guarantees on all construction projects shall not exceed 300 times of its net equity as stated in its latest financial statement, and the aggregate amount of endorsements/guarantees on a single construction project shall not exceed 150 times of its net equity as stated in its latest financial statements.

Note 5. Per Global Mall's policies and procedures on endorsements/guarantees, the maximum aggregate amount allowable for endorsements/guarantees to third parties shall not exceed 120% of its net equity as stated in its latest financial statement, and limits on endorsements/guarantees provided to a single entity shall not exceed 60% of its net equity as stated in its latest financial statements.

Note 6. the above transactions had been written off in preparing the consolidated financial statements.

3. Marketable securities held at the end of the period (excluding investment in subsidiaries, associates and joint ventures):

Expressed in thousands of New Taiwan Dollars/thousand shares

Holding company	Type and name of securities	Relationship with the securities issuer	Account title in book	End of period				Remark
				Number of shares	Book value	Percentage of shareholding	Fair value (Note)	
Kindom Developmn	Stock - Fubon Financial Holding Co Ltd.	-	Financial assets at fair value through profit or loss - current	505	28,700	- %	28,700	
"	Stock - Everterminal Co. Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	198	3,045	0.20 %	3,045	
"	Stock - Clientron Corp.	-	"	29	621	0.05 %	621	
Jiequn Investment	Stock - Fubon Financial Holding Co Ltd.	-	Financial assets at fair value through profit or loss - current	472	26,782	- %	26,782	
"	Stock - SinoPac Securities Corporation	-	"	211	2,713	- %	2,713	
"	Stock - Huei Ding Computer	-	Financial assets at fair value through other comprehensive income - non-current	405	-	0.78 %	-	
Guanqing Electromechanical	Stock - Fubon Financial Holding Co Ltd.	-	Financial assets at fair value through profit or loss - current	419	23,787	- %	23,787	
"	Stock - Commonwealth Publishing Company	-	Financial assets at fair value through other comprehensive income - non-current	132	6,853	0.59 %	6,853	

Note: If market price is not available, the carrying amount of the security at the reporting date is determined as the market price.

4. Accumulated amount of buying or selling the same marketable securities at NT\$300 million or more than 20% of the paid-up capital: None.

5. Acquisition of individual real estate properties at costs of at least NT\$300 million or 20% of the paid-in capital: None.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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6. Disposal of individual real estate properties at prices of at least NT\$300 million or 20% of the paid-in capital:

Expressed in thousands of New Taiwan Dollars

Disposing company	Asset title	Date of event	Date of acquisition	Carrying amount	Transaction amount	Payment collection status	Gain or loss on disposal	Transaction counterparty	Relationship	Purpose of disposal	Reference for price determination	Other stipulations of the transaction
Kindom Developmn	Inventories - buildings and land held for sale	2021.03	Not applicable: inventories sold, not acquired	N/A	684,487	244,061	N/A	More than one third party	Non-related party	Selling inventories	Refer to appraisal or based on market price	None

Note: The amounts above are expressed before taxes.

7. Purchase and sales with related parties amounting to NT\$100 million or more than 20% of the paid-up capital:

Expressed in thousands of New Taiwan Dollars

Company name	Name of transaction counterparty	Relationship	Transaction details				Situation and reason of why trading conditions are different from general trading		Notes/accounts receivable (or payable)		Remark
			Purchases/sales	Amount (Note 1)	Percentage of total purchases (sales)	Loan period	Unit price	Loan period	Balance	Percentage of total notes/accounts receivable (or payable)	
Kindom Developmn	Kedge Construction	Investees valued under equity method	Purchases for 830I and other projects	624,043	84.14	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	Equivalent to other transactions	Slightly longer than normal	(888,756)	(61.71)%	Note 2
Kedge Construction	Kindom Developmn	An investment company that evaluates Kedge Construction by the equity method	Contracting	(624,043)	(31.74)%	Payment by installment per contract or equivalent to a general transaction	"	"	888,756	33.13%	"

Note 1: Refers to the valuation amount for the current period.

Note 2: The above-mentioned transactions have been written off at the preparation of the consolidated financial statements.

8. Receivables from related parties with amounts exceeding NT\$100 million or 20% of the paid-in capital:

Expressed in thousands of New Taiwan Dollars

Company that records such transactions as receivables	Transaction counterparty	Relationship	Balance of accounts from related parties	Turnover	Overdue receivables from related parties		Amounts received in subsequent periods	Allowance for losses appropriated
					Amount	Action taken		
Kedge Construction	Kindom Developmn	An investment company that evaluates Kedge Construction by the equity method	888,756	1.81	-	-	94,566	-

9. Derivative financial instrument transactions: None.

10. Business relationship and significant transactions between the parent company and subsidiaries:

No.	Company name	Transaction counterparty	Relationship	Transactions			As a percentage of consolidated revenue or total assets
				Account	Amount	Terms and conditions	
0	The company	Kedge Construction	1	Cost of construction	631,569	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	12.84%
0	The company	Kedge Construction	1	Buildings and land held for sale	154,544	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	0.26%
0	The company	Kedge Construction	1	Construction in progress	233,799	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	0.40%
0	The company	Kedge	1	Notes and accounts	888,756	50% due immediately and 50% due in 60 days	1.50%

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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		Construction		payable - related parties-		or 100% due immediately and 100% due in 90 days	
1	Kedge Construction	The company	2	Operating revenue	631,569	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	12.84%
1	Kedge Construction	The company	2	Operating costs	388,343	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	7.89%
1	Kedge Construction	The company	2	Notes and accounts receivable - related parties, contract assets-	888,756	50% due immediately and 50% due in 60 days or 100% due immediately and 100% due in 90 days	1.50%
2	Global Mall	Guan Cheng	3	Accounts receivable - related parties-	14,348	Once a year	0.02%
2	Global Mall	Guan Cheng	3	Operating revenue	11,040	Once a year	0.22%
2	Global Mall	Guan You	3	Operating revenue	822	Once a year	0.02%
3	Guan Cheng	Global Mall	3	Accounts payable - related parties-	14,348	Once a year	0.02%
3	Guan Cheng	Global Mall	3	Operating expenses	11,040	Once a year	0.22%
4	Guan You	Global Mall	3	Operating expenses	822	Once a year	0.02%

Note 1. Instructions on numbering:

1. The parent company is numbered 0.
2. Subsidiaries are numbered from number 1.

Note 2. The type of relations with transaction party is marked as follows:

1. Parent company to subsidiary.
2. Subsidiary to parent company.
3. Subsidiary to subsidiary.

Note 3. The above-mentioned transactions have been written off at the preparation of the consolidated financial statements.

(2) Information on investees

The information on the group's investees in the period from January 1 to March 31, 2021 is as follows:

Expressed in thousands of New Taiwan Dollars/thousand shares

Name of investor	Name of investee	Location	Principal business	Original investment amount		Ending shareholding			Net income (loss) of the investee	Share of profit/loss of investee	Remark
				End of the period	End of last year	Number of shares	Percentage	Book value			
Kindom Developm	Kedge Construction	Taiwan	The comprehensive construction industry, etc.	374,353	374,353	36,248	34.18%	774,730	116,962	50,626	Subsidiary
"	Global Mall	Taiwan	Supermarkets, department stores, international trading, wholesales of medical equipment, and retails	3,209,395	3,209,395	320,105	84.02%	4,203,379	64,002	53,772	"
"	Guan Cheng	Taiwan	Department stores, supermarkets, and non-store retailing	102,000	102,000	10,200	51.00%	168,378	16,222	8,273	"
Kedge Construction	Jiequn Investment	Taiwan	Investment	163,935	163,935	16,396	99.98%	450,132	4,638	4,637	Sub-subsiidiary
"	Guanqing Electromechanical	Taiwan	Installation and engineering of electrical and fire safety equipment	81,326	81,326	7,747	99.96%	225,764	5,260	5,258	"
Jiequn Investment	Dingtian Construction	Taiwan	The comprehensive construction industry, etc.	16,500	16,500	-	30.00%	16,012	(815)	(245)	Third-tier subsidiary
Guanqing Electromechanical	Dingtian Construction	Taiwan	The comprehensive construction industry, etc.	11,105	11,105	-	70.00%	37,361	(815)	(570)	"
Dingtian Construction	ReadyCom eServices Corp.	Taiwan	Information software services and management consultants, etc.	15,000	15,000	1,400	46.67%	20,515	17	8	Investments accounted for using equity method

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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Name of investor	Name of investee	Location	Principal business	Original investment amount		Ending shareholding			Net income (loss) of the investee	Share of profit/loss of investee	Remark
				End of the period	End of last year	Number of shares	Percentage	Book value			
Global Mall	Guan Cheng	Taiwan	Department stores, supermarkets, and non-store retailing	98,000	98,000	9,800	49.00%	161,775	16,222	7,949	Subsidiary
"	Guan You	Taiwan	Department stores, supermarkets, and non-store retailing	5,000	5,000	500	3.70%	771	(4,889)	(181)	Sub-subsi-dary
"	Guan Hua	Taiwan	Department stores, supermarkets, and non-store retailing	140,000	140,000	14,000	100.00%	144,252	647	647	"
"	KGM	Hong Kong	Investment and operation of shopping mall in mainland China, including master planning, supporting engineering consulting, and leasing planning and consulting	213,766 (HK\$54,435 thousand)	213,766 (HK\$54,435 thousand)	- (Limited company)	100.00%	46,214	(469)	(469)	"
Guan Cheng	Guan You	Taiwan	Department stores, supermarkets, and non-store retailing	130,000	130,000	13,000	96.30%	20,075	(4,889)	(4,708)	"

(3) Information on investments in Mainland China

1. Relevant information, including names and principal business, on investees in China

Unit: Thousands of USD, HKD, RMB or NTD

Name of investee in China	Principal business	Paid-in capital	Method of investment	Accumulated amount of investment remitted from Taiwan at beginning of period	Amount of investment remitted or recovered in the current period		Accumulated amount of investment remitted from Taiwan at end of period	Net income (loss) of the investee	The company's percentage of ownership directly or indirectly	Investment gains (losses) recognized in the current period	Book value of investment at end of period	Investment income received at end of period
					Outward remittance	Recovery						
Global Mall (Tianjin) Co., Ltd.	Business management (including rentals of commercial facilities) in wholesales, retails, and import/export of household items and appliances, sports goods, office supplies, watches, glasses, textiles, etc.; property management; business consulting; corporate marketing planning; conference services; exhibition services; parking lot operation and management.	213,766 (CNY48,000)	Note	213,766 (CNY48,000)	- (CNY)	- (CNY)	213,766 (CNY48,000)	(469) (HK\$128)	100.00%	(469) (HK\$128)	46,543 (HK\$12,682)	-

Note: Reinvestment in mainland China through existing companies in a third location.

2. Limit of investment in Mainland China

Accumulated investment remitted from Taiwan to Mainland China at end of period	Amount of investment approved by the Investment Commission, M.O.E.A.	Limit on amount of investment stipulated by the Investment Commission, M.O.E.A.
CNY48,000	US\$11,100	9,464,759

Note: The limited amount is capped at 60% of the parent company's net equity.

3. Significant transactions with investees in China: None.

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
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(4) Information on major shareholders

Expressed in shares

Name of major shareholder	Shareholding	Number of shares held	Shareholding ratio
Yute Investment Co., Ltd.		96,304,670	19.12%
Mei-Chu, Liu		61,104,811	12.13%

14. Segment Information

(1) General information

The group's reportable segments comprise of development business unit, construction business unit, and shopping mall business unit. The market nature and marketing strategies of each business unit are not identical and hence are explained as follows:

Development segment: Commissions construction companies to develop residential and commercial real estate for rental or sales.

Construction segment: Comprehensively organizes all works involved in constructions, including building and management, as a general contractor.

Shopping mall segment: Manages operations of shopping malls, supermarkets, and businesses in international trading.

(2) Information involving profit or loss, asset, liability and measurement basis and adjustment of reportable segments

The management's resource allocation and performance evaluation is based on the unit's profit before tax (excluding extraordinary profit or loss and exchange gain or loss) in the internal governance report reviewed by the chief operating decision maker of the group. As tax expenses (income), extraordinary profit or loss and exchange gain or loss are recognized on the group level, the group does not allocate tax expenses (income), extraordinary profit or loss and exchange gain or loss to the reportable segments. Thus, not every reportable segment includes material non-monetary items besides depreciation and amortization in the profit or loss. The reported amounts are in line with the amounts in the reports for operating decision makers.

Except that the pension expenses of each unit are paid in cash to pension plans, the accounting policies of the operating department are the same as the "Summary of Significant Accounting Policies" described in Note 4.

The group deems the inter-unit sales and transfer as third-party transactions. And such transactions are measured at current market price.

The information and adjustments to operating units of the group are as follows:

	Jan. - Mar. 2021				
	Development	Construction	Shopping mall	Adjustments and elimination	Total
Revenue:					
Revenues from external customers	\$ 2,578,666	2,012,856	329,143	-	4,920,665
Inter-segment income	1,692	632,409	11,888	(645,989)	-
Total revenue	\$ 2,580,358	2,645,265	341,031	(645,989)	4,920,665
Reportable segment profit or loss	\$ 662,166	143,933	80,730	(84,599)	802,230

**Notes to the Consolidated Financial Statements of KINDOM DEVELOPMENT CO., LTD.
and Subsidiaries (continued)**

Jan. - Mar. 2020

	<u>Development</u>	<u>Construction</u>	<u>Shopping mall</u>	<u>Adjustments and elimination</u>	<u>Total</u>
Revenue:					
Revenues from external customers	\$ 1,773,444	1,824,515	299,315	-	3,897,274
Inter-segment income	606	947,689	10,548	(958,843)	-
Total revenue	<u>\$ 1,774,050</u>	<u>2,772,204</u>	<u>309,863</u>	<u>(958,843)</u>	<u>3,897,274</u>
Reportable segment profit or loss	<u>\$ 365,284</u>	<u>112,194</u>	<u>79,985</u>	<u>(95,993)</u>	<u>461,470</u>
Assets of reportable segments					
March 31, 2021	<u>\$ 45,041,252</u>	<u>8,974,315</u>	<u>12,633,569</u>	<u>(7,515,494)</u>	<u>59,133,642</u>
December 31, 2020	<u>\$ 43,545,424</u>	<u>9,433,656</u>	<u>12,868,851</u>	<u>(8,470,890)</u>	<u>57,377,041</u>
March 31, 2020	<u>\$ 45,318,019</u>	<u>8,724,828</u>	<u>11,200,169</u>	<u>(8,117,230)</u>	<u>57,125,786</u>
Liabilities of reportable segments					
March 31, 2021	<u>\$ 29,266,653</u>	<u>5,724,353</u>	<u>7,309,331</u>	<u>(1,177,309)</u>	<u>41,123,028</u>
December 31, 2020	<u>\$ 28,307,523</u>	<u>6,364,378</u>	<u>7,619,687</u>	<u>(2,280,104)</u>	<u>40,011,484</u>
March 31, 2020	<u>\$ 32,288,247</u>	<u>5,995,713</u>	<u>6,250,246</u>	<u>(2,189,003)</u>	<u>42,345,203</u>